232-1308
DELAWARE COUNTY IOWA
FILED

LAKEVIEW ESTATES FIRST ADDITION TO DELAWARE COUNTY, IOWA

1992 OCT 26 AM 9 09
BOOK 6 PAGE 215
RECORDER
$45.00
HANGING FILE A-61

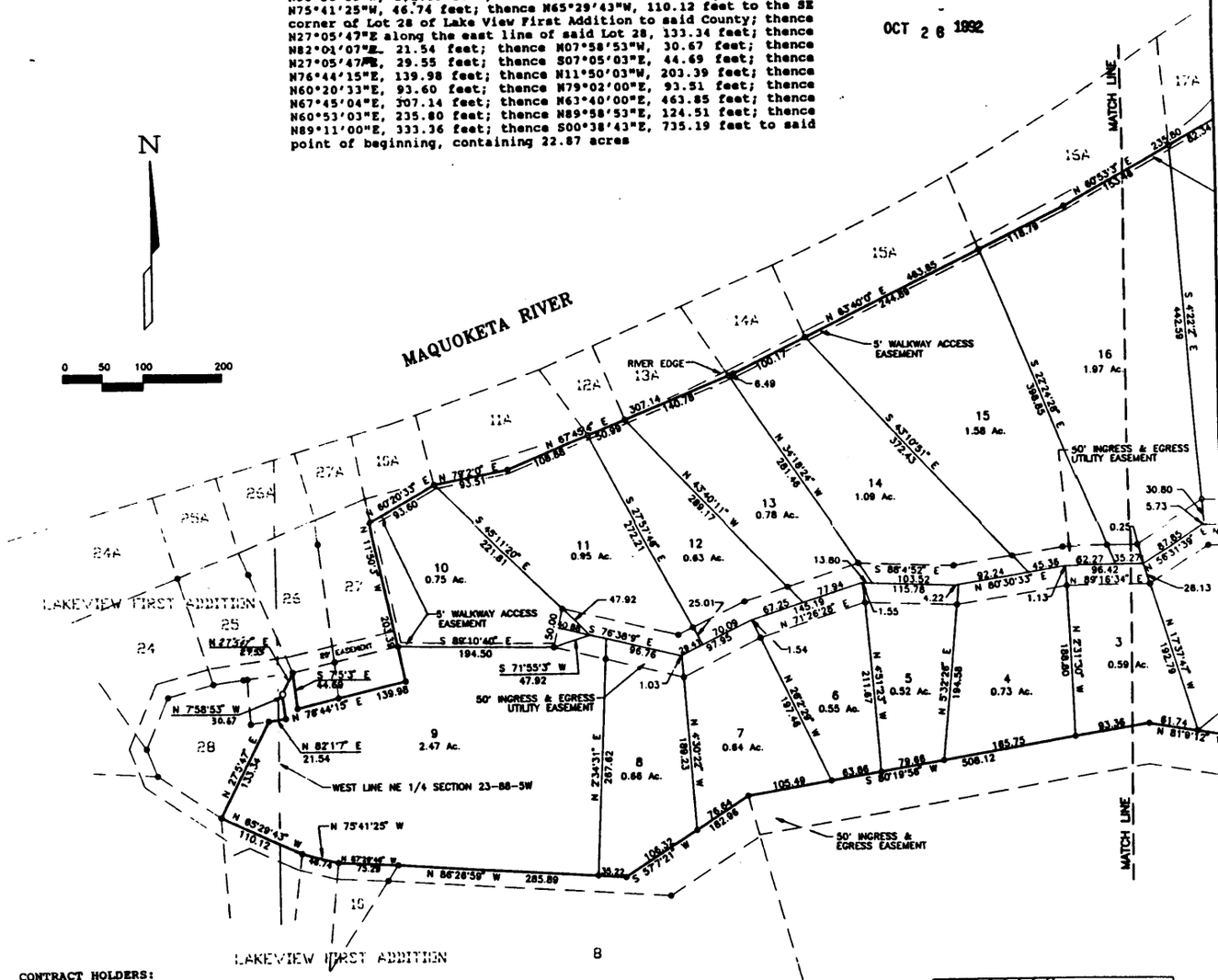
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
OCT 26 1992

FILED
Date 10-26-92
Deputy County Auditor

LEGAL DESCRIPTION

A part of Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa described as follows:

Commencing as a point of reference at the E 1/4 corner of said Section 23; thence N89°37'53"W along the south line of the NE 1/4 of said Section 23, 999.81 feet; thence N00°38'43"W, 577.03 to the point of beginning; thence S89°48'27"W, 31.01 feet; thence N71°31'07"W, 122.42 feet; thence N48°42'47"W, 20.01 feet; thence S59°25'39"W, 226.73 feet; thence N81°09'12"W, 221.22 feet; thence S80°19'56"W, 508.12 feet; thence S57°07'21"W, 182.96 feet; thence N86°26'59"W, 285.89 feet; thence N67°26'46"W, 75.29 feet; thence N75°41'25"W, 46.74 feet; thence N65°29'43"W, 110.12 feet to the SE corner of Lot 28 of Lake View First Addition to said County; thence N27°05'47"E along the east line of said Lot 28, 133.34 feet; thence N82°01'07"E, 21.54 feet; thence N07°58'53"W, 30.67 feet; thence N27°05'47"E, 29.55 feet; thence S07°05'03"E, 44.69 feet; thence N76°44'15"E, 139.98 feet; thence N11°50'03"W, 203.39 feet; thence N60°20'33"E, 93.60 feet; thence N79°02'00"E, 93.51 feet; thence N67°45'04"E, 307.14 feet; thence N63°40'00"E, 463.85 feet; thence N60°53'03"E, 235.80 feet; thence N89°58'53"E, 124.51 feet; thence N89°11'00"E, 333.36 feet; thence S00°38'43"E, 735.19 feet to said point of beginning, containing 22.87 acres



CONTRACT HOLDERS:
CONRAD M. DUNN
ROBERT H. ENGELKEN
IOWA AT FRANKLIN STREET
CENTER POINT, IA 52213
(319)849-2200

OWNERS: DAVID AND MIDGE BOYCE
ROBERT H. AND GERALDINE REPASS

Total area in SE 1/4 NE 1/4 = 5.53 acres.
Total area in SW 1/4 NE 1/4 = 17.20 acres.
Total area in SE 1/4 NW 1/4 = 0.14 acres.

SURVEYORS: Ament Engineering, Inc.
735 Robins Road
Hiawatha, Iowa 52233
378-1401

REGISTERED LAND SURVEYOR
STEPHEN MICHAEL BRAIN 9647
IOWA

SHEET 1 | SHEET 2

NOTE: All measurements in feet and decimals thereof.
Total area of plat = 22.87 acres.

I hereby declare that this plat, survey, or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.
Signed, Date: 4-9-92
Stephen Michael Brain, P.E., L.S. Iowa Reg. No. 9647

Date of Survey: 4-9-92

Project No. D0432-18
Title: FINAL PLAT
LAKEVIEW ESTATES FIRST ADDITION

AMENT ENGINEERING, INC.
HIAWATHA, IOWA

Drawn: RRW
Checked: SMB 5/11/92
Reviewed:
Book: 128
Scale: 1" = 100'
No | Revision | Date

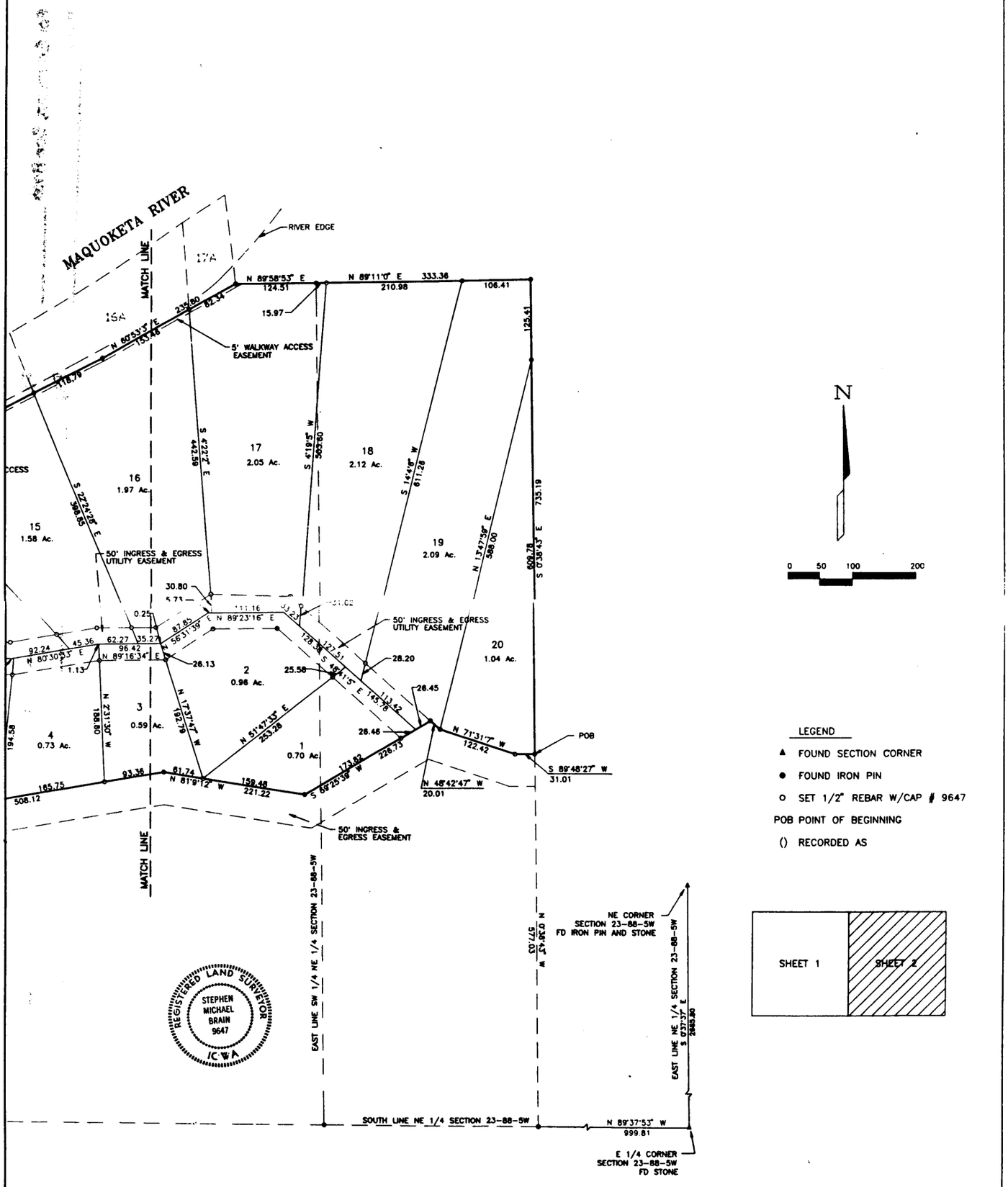
FILE No. 232-1308
RECORDING FEE $ 45.00
TRANSFER FEE $

FILED FOR RECORD THE 26 DAY OF October 19 92 AT 9:09 O'CLOCK A.M. BOOK 6 PAGE 215

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
By Plats A-61, Deputy

Utility Service Agreement
For Extension, See Book 5 Page 19 6/23/94
For Extension, See Book 5 Page 18 6/23/94
Agr. re Sewer, Easements & Covenants
For Extension, See Book 17 Page 135 12/17/93

LAKEVIEW ESTATES FIRST ADDITION TO DELAWARE COUNTY, IOWA



Project No. D0432-1B	Title: FINAL PLAT LAKEVIEW ESTATES FIRST ADDITION	AMENT ENGINEERING, INC. HIAWATHA, IOWA	Drawn: RRW		Book: 128		
			Checked: SMB	5/11/92	Scale: 1" = 100'		
			Reviewed:			No	Revision / Date

SURVEYOR'S CERTIFICATE

LAKEVIEW ESTATES FIRST ADDITION TO DELAWARE COUNTY, IOWA, is a tract located in Section 23, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, described as follows:

Commencing as a point of reference at the E 1/4 corner of said Section 23; thence N89°37'53"W along the south line of the NE 1/4 of said Section 23, 999.81 feet; thence N00°38'43"W, 577.03 to the point of beginning; thence S89°48'27"W, 31.01 feet; thence N71°31'07"W, 122.42 feet; thence N48°42'47"W, 20.01 feet; thence S59°25'39"W, 226.73 feet; thence N81°09'12"W, 221.22 feet; thence S80°19'56"W, 508.12 feet; thence S57°07'21"W, 182.96 feet; thence N86°26'59"W, 285.89 feet; thence N87°26'46"W, 75.29 feet; thence N75°41'25"W, 46.74 feet; thence N65°29'43"W, 110.12 feet to the SE corner of Lot 28 of Lake View First Addition to said County; thence N27°05'47"E along the east line of said Lot 28, 133.34 feet; thence N82°01'07"E, 21.54 feet; thence N07°58'53"W, 30.67 feet; thence N82°05'47"E, 29.55 feet; thence S07°05'03"E, 44.69 feet; thence N76°44'15"E, 139.98 feet; thence N11°50'03"W, 203.39 feet; thence N60°20'33"E, 93.60 feet; thence N79°02'00"E, 93.51 feet; thence N67°45'04"E, 307.14 feet; thence N63°40'00"E, 463.85 feet; thence N60°53'03"E, 235.80 feet; thence N89°58'53"E, 124.51 feet; thence N89°11'00"E, 333.36 feet; thence S00°38'43"E, 735.19 feet to said point of beginning, containing 22.87 acres

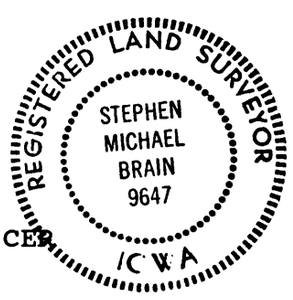
For a more definite location and description, reference is made to a plat hereto attached and made a part hereof dated April 9, 1992.

Said Lakeview Estates First Addition to Delaware County, Iowa, is divided into twenty (20) lots numbered 1 through 20. The number of the lots are designated on the plat by figures near the center of the lots. The dimensions of the lots, width of the roads, easements and the distances from the government lines and corners are as shown in feet and decimals thereof on said plat.

A 1/2" rebar is driven at each point marked with a small circle, except as noted on said plat.

Executed at Hiawatha, Iowa this 31st day of August. A.D., 1992.

I hereby declare that this report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.



Stephen Michael Brain, PE & LS

M020/D043210.CER

CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS THAT WE, CONRAD M. DUNN AND ROBERT H. ENGELKEN, being contract purchasers and DAVID AND MIDGE BOYCE AND ROBERT H. AND GERALDINE REPASS, being the owners in fee of all the land which is included in Lakeview Estates First Addition to Delaware County, Iowa, have caused a survey and subdivision of said land to be made, the lots and streets to be marked, named and numbered as shown by a plat dated April 9, 1992, with certificate of Stephen Michael Brain, Land Surveyor, attached thereto, to the end that the same may be recorded and thereafter designated and known as Lakeview Estates First Addition to Delaware County, Iowa.

And we, Conrad M. Dunn and Robert H. Engelken, contract purchasers, and David and Midge Boyce and Robert H. and Geraldine Repass, owners, hereby acknowledge the subdivision of land shown on said plat to be by our free consent and in accordance with our desire.

Witness our hands this 5th day of September A.D., 1992.

Conrad M. Dunn

Conrad M. Dunn

Robert H. Engelken

Robert H. Engelken

STATE OF IOWA)
) ss:
LINN COUNTY)

On this 5th day of September A.D., 1992, before me personally appeared Conrad M. Dunn and Robert H. Engelken, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

In witness whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

SANDRA K. ROSEBERRY
MY COMMISSION EXPIRES
4-10-94

Sandra K. Roseberry

Notary Public in and for Linn County, State of Iowa.

M020/D043210.CER

Witness our hands this 5th day of September A.D., 1992.

David Boyce

Midge Boyce

STATE OF IOWA)
) ss:
LINN COUNTY)

On this 5th day of September A.D., 1992, before me personally appeared David and Midge Boyce, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

In witness whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

SANDRA K. ROSEBERRY
MY COMMISSION EXPIRES
4-10-94

Notary Public in and for Linn County, State of Iowa.

M020/D043210.CER

Witness our hands this 5th day of Sept. A.D., 1992.

Robert D. Repass
Robert D. Repass
Robert D. Repass

Geraldine A. Repass
Geraldine Repass
Geraldine A. Repass

STATE OF IOWA)
) ss:
LINN COUNTY)

Robert D & Geraldine A. Repass

On this 5th day of September A.D., 1992, before me personally appeared Robert D. and Geraldine Repass, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

In witness whereof, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

NOTARIAL SEAL IOWA
SANDRA K. ROSEBERRY
MY COMMISSION EXPIRES
4-10-94

Sandra K. Roseberry
Notary Public in and for Linn County, State of Iowa.

M020/D043210.CER

TREASURER'S CERTIFICATE

I, Helen McWilliams, Treasurer of Delaware County, Iowa, hereby certify that there are no certified taxes due or certified special assessments against the land which is included in Lakeview Estates First Addition to Delaware County, Iowa.

As shown by records of this office.

Manchester, Iowa, this 22 day of October A.D., 1992.

Helen McWilliams Pam Klein dep.

Helen McWilliams
Treasurer of Delaware County, Iowa

ATTORNEY'S OPINION

The undersigned, William D. Werger, Hanson & Werger, a licensed attorney at law in Manchester, Delaware County, Iowa, has examined an Abstract of Title for the following described real estate situated in Delaware County to-wit:

A part of Section 23-T88N-R5W of the 5th P.M., Delaware County, Iowa, described as follows: Commencing as a point of reference at the E 1/4 corner of said Section 23; thence N89°37'53"W along the south line of the NE 1/4 of said Section 23, 999.81 feet; thence N00°38'43"W, 577.03 feet to the point of beginning; thence S89°48'27"W, 31.01 feet; thence N71°31'07"W, 122.42 feet; thence N48°42'47"W, 20.01 feet; thence S59°25'39"W, 226.73 feet; thence N81°09'12"W, 221.22 feet; thence S80°19'56"W, 508.12 feet; thence S57°07'21"W, 182.96 feet; thence N86°26'59"W, 285.89 feet; thence N87°26'46"W, 75.29 feet; thence N75°41'25"W, 46.74 feet; thence N65°29'43"W, 110.12 feet to the SE corner of Lot 28 of Lake View First Addition to said County; thence N27°05'47"E along the east line of said Lot 28, 133.34 feet; thence N82°01'07"E, 21.54 feet; thence N07°58'53"W, 30.67 feet; thence N82°05'47"E, 29.55 feet; thence S07°05'03"E, 44.69 feet; thence N76°44'15"E, 139.98 feet; thence N11°50'03"W, 203.39 feet; thence N60°20'33"E, 93.60 feet; thence N79°02'00"E, 93.51 feet; thence N67°45'04"E, 307.14 feet; thence N63°40'00"E, 463.85 feet; thence N60°53'03"E, 235.80 feet; thence N89°58'53"E, 124.51 feet; thence N89°11'00"E, 333.36 feet; thence S00°38'43"E, 735.19 feet to said point of beginning, containing 22.87 acres,

which has been continued by the Delaware County Abstract Company to the 13th day of October, 1992, at 8:00 a.m.

It is the opinion of the undersigned that title to the above-described real estate as of the date and time last certified by the Delaware County Abstract Company is vested as follows:

1. **Legal Title** is vested in Geraldine Anne Repass and Mildred R. Boyce as tenants in common, each owning an undivided one-half interest in said real estate.

2. **Equitable Title** is in Robert H. Engelken and Conrad M. Dunn by virtue of a Real Estate Contract dated April 20, 1989, and filed April 24, 1989, in Book 124, L.D., Page 174, Delaware County Records.

This real estate is not subject to any mortgages, liens or encumbrances as of the date and time when the Abstract of Title was last was last certified by the Delaware County Abstract Company.

Dated this 22nd day of October, 1992.

William D. Werger
Attorney at Law
Hanson & Werger
401 East Main Street
Manchester, Iowa 52057